

**A PROJECT OF  
THE BRAKE ESTATE**

**AN OPPORTUNITY  
TO CREATE  
EXCELLENCE**

# **WINTNEY COURT ESTATE**

## **DESCRIPTION**

Wintney Court Estate lies on land situate between Thackham's Lane to the east and north of the A30 to the south at Hartley Wintney, broadly situate within the Parish boundary of Hartley Wintney (although a small part to the west forms part of the Parish Council of Odiham).

It comprises in total sum 173 acres, which abuts directly on to Thackham's Lane and to the A30, together also with a direct access from the land to the A30.

On the Property there is the main house, which comprises some 8 bedrooms and 2 staff flats, together with adjoining agricultural buildings.

The main house was built in or around 1900's -1902 by the Poole family of builders and was one of a number of large houses which were built by that family in and around Hartley Wintney during that period of time.

The Property was acquired by Mr & Mrs John Brake in 1964 from the Spice family, who themselves had owned the Property for some 15 years.

## **DESCRIPTION OF THE PROPERTY**

In or about the early 1960's the Property was described as being the best presented property of its kind in North Hampshire, but sadly the Property and its amenities were allowed to deteriorate during the period of the ownership of Mr & Mrs Brake.

It is particularly so after the death of Mr John Brake in 1992 and, indeed, Mrs Brake lived on her own in the house for some 22 years, in virtual seclusion.

At the entrance to the Estate from Thackham's Lane there are 2 bungalows, which are homes of members of Mrs Brake's family.

## **PROPOSALS FOR WINTNEY COURT**

At the time of the death of Mrs Brake the buildings at the Property had already suffered considerable damage due to neglect, as well as continuing destruction from the extreme weather conditions over the past years and, particularly, during the winter of 2013/2014 when a number of trees which fell caused damage to some of the outlying buildings and structures.

The first steps of the Trustees have, therefore, been to invest what liquid funds were available to them in the preservation of the buildings, in order that they did not suffer any further deterioration.

The next step will be to carry out the renovation of the buildings and also the Victorian garden, which historically has been very much a part of the Estate and one of its leading features. As part of the Victorian garden, there is a coach house, which lies along the public footpath which crosses the land from Phoenix Green to Thackham's Lane.

However in the short term, the main purpose of the Trustees will be to find a sustainable use for the buildings, which on the one hand will enable it to be used for a mixture of uses, ensure their

preservation in the long term, and to also in due course provide a surplus of income which can be used for charitable purposes.

The current proposals of the Trustees are as follows:-

1. To refurbish the main house, in order that it can be used as a small hotel and conference centre.
2. The conversion of the existing cow shed, which lies to the east of the Dutch barn, into meeting rooms and further small rehearsal/studio facilities.
3. The conversion of the existing cow parlours etc. by buildings which will provide residential accommodation.
4. The development for housing of an area of land which runs up to the A30 on the south side of the estate.
5. The creation of a rehearsal facility for classical music with acoustic engineering which will ensure purity of sound.

#### **RESIDENTIAL DEVELOPMENT**

The Trustees have highlighted an area of land that runs up to the A30 close to the Winchfield junction and providing the Estate with its closest proximity to Winchfield railway station.

The proposal would be to develop this area for residential purposes in a generally high end market range with added amenities appealing to the target market rather than perhaps the more usual higher density mix of smaller sized accommodation. Whether one wishes to totally or partially restrict the market to a specific age limitation can if necessary be decided later

This form of development should complement the likely market and income profile in the area as well as help to meet some of the objectives of the Trust

The intention would be to use as a focal point for the development an area set aside for a bowling club, which would fit with the profile of the Estate.

The specification for the housing would be to the criteria recommended by Lifetime Homes, [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk), which enables flexible living during a lifetime dependent on needs and capabilities.

The Brake Estates